



# QUILLIAM

Acacia Avenue  
Brentford

- End of Terrace House
- Three Bedrooms
- Entrance Hall
- Through Reception
- Kitchen
- Bathroom

- Good Size Gardens
- Potential to Extend (Subject to PP)
- Opposite Acacia Park
- Convenient for Buses and Syon Lane Train

**£650,000**

**Freehold**





## Property Description

A three bedroom end of terrace house occupying a unique corner position with ample space to extend subject to Planning Permission.

The accommodation includes entrance hall, through reception room with double aspect and access to the kitchen with door to garden. The bathroom is on the ground floor and has a window. On the first floor are three bedrooms comprising two doubles and a large single.

To the front, side and rear are beautiful well stocked gardens and off street parking.

The property is well located just off London Road with easy access to bus stops offering connections to multiple destinations and links to underground stations. Syon Lane overground station is approximately five minutes walk and offers access to London Waterloo Station. West Middlesex Hospital is just half a mile and there are ample local schools for all ages. Local shops and the updated Brentford High Street are all close by.

Opposite is a park known as Resting Gardens which leads to a children's playground and basket ball court whilst the stunning Syon Park House and Gardens and River Thames are close by.

### Disclaimer

Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.

# Accommodation

Entrance Hall

Through Reception Room

22'1" x 12'5"

Kitchen

13'2" x 8'9"

Bathroom

9'6" x 6'10"

Bedroom One

11'11" x 11'6"

Bedroom Two

10'7" x 9'9"

Bedroom Three

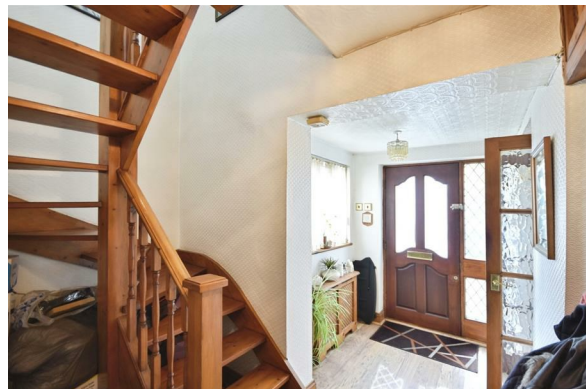
9'6" x 6'11"

Rear Garden

Side Garden

Front Garden

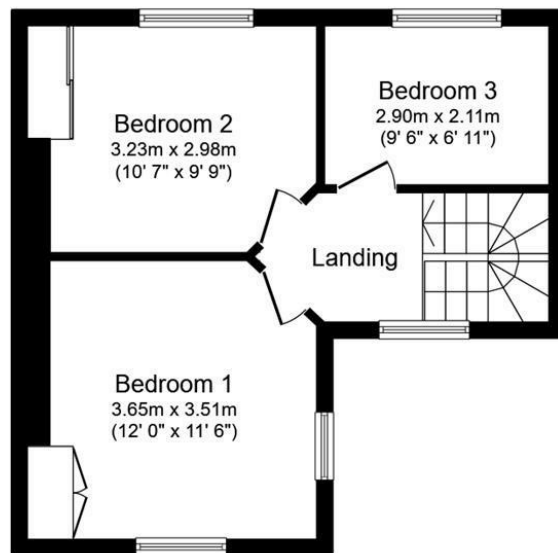
Parking for One Car





### Ground Floor

Floor area 51.7 sq.m. (557 sq.ft.)



### First Floor

Floor area 37.5 sq.m. (403 sq.ft.)

**Total floor area: 89.2 sq.m. (960 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      | 76        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements